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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

IN THE MATTER OF:

Carlos R. Negron Padilla

CASE NO: 10-02033 BKT

CHAPTER: 13

Debtor

Banco Popular de Puerto Rico,
Movant,

Carlos R. Negron Padilla

Debtor-Respondent,

Alejandro Oliveras Rivera,
Trustee

MOTION REQUESTING ENTRY OF ORDER LIFTING THE AUTOMATIC STAY
PURSUANT TO THE AGREEMENT BETWEEN THE PARTIES

TO THE HONORABLE COURT:

COMES now movant, **Banco Popular de Puerto Rico**, hereinafter referred to as "BPPR", by the undersigned attorney, and very respectfully alleges and prays:

1. On **September 22, 2010**, BPPR filed a motion for relief from stay on the grounds that the debtor had accumulated post petition arrears with BPPR and as such had failed to comply with the provisions of the plan which require the debtor to make regular monthly post petition payments directly to the movant. Refer to Docket Entry #46.
2. On **December 14, 2010**, the parties filed a "Joint Motion for Entry of Order by Consent". Refer to Docket Entry # 64.

3. The parties agreed: "that should they fail to make two (2) or more of the post-petition monthly installments due to BPPR, by the 16th of the month in which the payment is due, beginning with the installment due January 1, 2011, the automatic stay will be deemed lifted in favor of BPPR in relation to the above described property with the mere filing of an informative motion to that effect, without further notice or/and without the need to celebrate a hearing, that is the stay will be lifted automatically".
4. As of today, the debtor had two months in arrears with BPPR and late charge, for the total amount of \$1,836.88.
5. In view of the fact that the debtor defaulted on the terms of the agreement the automatic stay is deemed lifted in favor of BPPR and BPPR hereby requests an order to that effect.

WHEREFORE BPPR respectfully requests from this Honorable Court to grant this motion and enter an order lifting the automatic stay.

RESPECTFULLY SUBMITTED

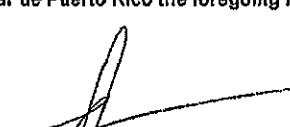
I HEREBY CERTIFY that this 24 day of February 2011, I electronically filed the foregoing with the Clerk of the Court using the CM/ECF system which will send notification of such filing to the following: the Trustee Alejandro Oliveras Rivera and to the debtor's attorney, Juan O. Calderon Lithgow and I hereby certify that I have mailed by United States Postal Service a copy of this motion to the following non CM/ECF participants: NONE.

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STATEMENT OF ACCOUNT

DEBTOR:	Carlos Negrón Padilla		BPPR NUM:	071010018305725
BANKRUPTCY NUM:	10-02033BKT		FILING DATE:	03/16/10
SECURED LIEN ON REAL PROPERTY				
Principal Balance as of	02/01/09			128,285.86
Accrued Interest from	01/01/09	to	02/28/11	17,997.44
Interest: 6.500%	Accrued num. of days:	777	Per Diem:	23.162725
Monthly payment to escrow				
Hazard	\$0.00	Taxes	\$0.00	MIP \$0.00
A&H	\$0.00	Life	\$0.00	
Total monthly escrow	\$0.00	Months in arrears	25	Escrow in arrears
				Accrued Late Charge:
				1,230.76
Advances Under Loan Contract:				
Title Search	\$45.00	Tax Certificate	\$0.00	Inspection \$0.00
Other	\$1,595.00			
Legal Fees:				700.00
Total amount owed as of	02/28/11			149,854.06
AMOUNT IN ARREARS				
PRE-PETITION AMOUNT:				
23 payments of	\$876.00	each one		20,148.00
accumulated late charges				1,145.88
Advances Under Loan Contract:				
Title Search	\$45.00	Tax Certificate	\$0.00	Inspection \$0.00
Other	\$1,595.00			
Legal Fees				700.00
	A = TOTAL PRE-PETITION AMOUNT			23,633.88
POST-PETITION AMOUNT:				
2 payments of	\$876.00	each one		1,752.00
Late Charge				84.88
	B = TOTAL POST-PETITION AMOUNT			1,836.88
	A + B = TOTAL AMOUNT IN ARREARS			25,470.76
OTHER INFORMATION				
Next pymt due	02/01/09	Interest rate	6.500% P & I	\$848.87 Monthly late charge \$42.44
Investor	Banco Popular de Puerto Rico	Property address	KM 1 Hm 2 Carr 169 Int Bo Pueblo Corozal PR 00783	
The subscribing representative of Banco Popular de Puerto Rico declares under penalty of perjury that according to the information gathered by Banco Popular de Puerto Rico the foregoing is true and correct.				
 02/16/11				
DATE				
BANCO POPULAR DE PUERTO RICO				

SACCTFHA Josuam Figueroa